

Jackie Deibel

From: Stacey Marshall <smarshall@fultoncommunications.com>
Sent: Monday, April 15, 2013 10:41 AM
To: Jackie Deibel
Subject: Frazier Street Rezoning

Good morning Jackie,

First, let me thank you for all that you do in supporting our community; I love Roswell and have lived within the Roswell city limits for over 20 years with the last 10 spent in Historic Roswell. Community growth within a historic environment, I think, brings additional challenges and considerations that many of our neighboring cities did not have to consider.

Our streets around the city capital are two lanes; Old Norcross to Holcomb Bridge Road; the very area in which it is proposed to increase the Frazier Street Apartment complex by 100% or 2 fold. I am familiar with form based zoning and I am in favor of mixed use development as the Groveway Overlay designated, however I am not in favor of increasing apartment density by 100%. I think that there is more to consider before this proposal moves forward.

First, the city would be missing revenue that could be generated by a mixed use development with commercial and retail business on a pivotal corner piece of property that touches Roswell Road. Second, a mixed use area would provide additional activities and locations for residents to frequent in addition to the already busy Canton Street. In addition, we must not just make this decision based on the picture of things today. We must have some foresight into what a pure high density apartment complex tends to look like in 5+ years; we could have high rentals and more transient people and have lost the opportunity to make this decision at this time the right one.

Canton Street is a very desirable location, however there must be a point where too much of a good thing is not good anymore. Many of my neighbors have stopped going out to dinner in Roswell dine the wait can be over an hour for a simple dinner. I wish to see Roswell spread the wealth out through the mill area, Hill Street, etc.

I realize that based on the numbers we are only that replacing Frazier Street apartments with a higher density of apartments may not seem like large numbers but in actuality many of the current residents of Frazier Street apartments do not have vehicles, and don't frequent Canton Street as shoppers. Although I want more revenue for the city of Roswell I am not in favor of this project; I think we should not settle for what Coro Realty is ready to get out of Roswell we ought to hold to the design concept the Groveway Overlay.

Sincerely, an always involved neighbor,
Stacey
Stacey McClure
678-478-5641
Liberty Lofts and Townhome resident

New Address
1000 Holcomb Woods Pkwy, Bldg 300, Suite 300, Roswell GA 30076

Stacey
Stacey Marshall

Jackie Deibel

From: Stanley Kopkin <stanley@kopkin.com>
Sent: Saturday, April 13, 2013 9:17 PM
To: Jackie Deibel
Subject: Apartments

I see no reason for one bedroom apartments.

Combine 1 bed room square footage into three bed rooms and charge accordingly.

What prevents Lerner from selling property and or establishing rents far less than they are suggesting if they have trouble renting them.

I would prefer to see condos or town homes. Renters do not maintain properties at the level people who have a vested interest do.

At this point I am not committed to this project.

I would hope more time and energy would be spent on residential properties NOT APARTMENTS !!!

Sent from my iPhone

Jackie Deibel

From: csuhr <csuhr@mindspring.com>
Sent: Tuesday, April 16, 2013 10:46 AM
To: Jackie Deibel
Subject: Frazier Street Apartments

Greetings Ms. Deibel,

>>

>> Please forward these comments to the members of the Planning
>> Commission regarding Lennar's application for conditional use at the
>> Frazier Street apartments.

>>

>> It is unfortunate that the first test of the Groveway Overlay is a
>> conditional use request for apartments only. Lennar's application
>> takes us backwards a step and, if approved, would subvert the hard
>> work, time and expense spent to develop the mixed use overlay for this area.

>>

>> We urge the Planning Commission members to stand solidly behind the
>> Groveway Overlay and ask Lennar to submit plans that fit within that
>> project's purview. We urge you to vote against apartments replacing
>> apartments and refuse to accept more of the same at this location.

>>

>> The citizens of Roswell created the Groveway Overlay with a vision
>> of what the downtown City of Roswell could be. Please vote to
>> uphold that vision.

>>

>> Respectfully,
>> Connie Suhr & Brent Hetzler
>> 1300 Liberty Lane
> 404-434-4157

Jackie Deibel

From: Carmen <cmn7@bellsouth.net>
Sent: Tuesday, April 16, 2013 8:25 AM
To: Jackie Deibel
Subject: The New Proposed Project/Frasier Street

We live in the area near the above projected new apartments, and are concerned regarding the increased traffic it will create...also, the proposed complex doesn't sound as though it will have enough parking spaces to accommodate the complex.

As it is now, we have difficulty getting out of our neighborhood due to current traffic.

*CM Noakes
Roswell*

Jackie Deibel

From: Kendra Cox <squareonekendra@gmail.com>
Sent: Monday, April 15, 2013 11:07 PM
To: Jackie Deibel
Subject: Please forward to Planning Commission re: Frazier Street development, thank you!

Dear Roswell Planning Commission,

My family and I live off of Grimes Bridge Road, near the Adult Recreation Center, and we have been following the progress of the proposed development by Lennar on Frazier Street. We have some concerns about the project, and we hope that the Planning Commission will not recommend that it go forward, at least in its current configuration.

I've lived in Roswell for 30 years, and the Frazier Street Apartments have needed improvement for as long as I can remember. It's understandable that people are eager to replace that complex with something nicer, but that eagerness shouldn't lead to bad long-term decisions in favor of perceived short-term gain.

Norcross Street is already crowded to capacity with cars, especially in the mornings and evenings. It is routinely nose-to-tail backed up from the intersection at Highway 9 all the way to the roundabout at Grimes Bridge. The new "luxury" apartments will cater to high earners who will assuredly have cars – perhaps more than one – and who will use them. If this complex has more than 400 bedrooms, we're putting hundreds more cars on Norcross Street, Grimes Bridge Road, and Highway 9. How much worse will this terrible traffic get? And since developments are starting to pop up elsewhere in the Groveway, such as Myrtle Street and Chattahoochee/Pine, there will only be more and more and more cars loading onto roads that frankly cannot handle them.

Further, the Groveway initiative is based on the idea of bringing mixed-use development to Roswell. Apartments with people stacked on top of each other does not fit that vision, no matter how high-end or luxury those apartments may be. There may indeed be a market for nice apartments and rental options in downtown Roswell, but in order for the city and its neighborhoods to progress thoughtfully, those rental opportunities should be mixed with different kinds of residential options, retail, offices, and green space.

We plan to remain in Roswell for a long time, and we are excited at the prospect of smart, positive growth so that the city remains the desirable place that we chose. It's critical that our decision-makers have long-term vision. What will Roswell look like in five years, ten years? High-density apartments, or thoughtful, useful, mixed-use combined with park space?

As the Planning Commission, you work hard to plan for the future of Roswell, and I appreciate what you do. As you are deciding how to proceed regarding Frazier Street and the entire Groveway, I hope that you will look closely at issues of infrastructure support, impact on surrounding areas, and what the long-term vision for downtown Roswell should be.

Thanks very much for hearing my thoughts, and the thoughts of my fellow Roswellians.

Kendra Cox
250 Meadowood Drive
678-349-2676

Every day is Square One. Now's your chance.
www.welcometosquareone.com

Jackie Deibel

From: Emily Kent <emilyrkent@yahoo.com>
Sent: Monday, April 15, 2013 9:15 PM
To: Jackie Deibel; Mayor Wood; Nancy Diamond; rdippilito@roswellgov.com; Kent Igleheart; Betty Price; Jerry Orlans; Becky Wynn
Subject: Frazier Street Project-concerns

Hello all,

I'm writing to express our extreme concern over the proposed Lennar apartment complex on Frazier Street. We do agree that improvements are needed in this section of Roswell, but we feel that this current plan will be detrimental to the Roswell community and our quality of life. We know all of your time is valuable, so here are our major concerns and thoughts regarding this project:

1. Our biggest concern is the "rush" of this project that doesn't seem to be well thought out. This project will impact Roswell for MANY years to come, shouldn't we be extremely thorough with what ever project we go with?
2. The size of this project, the number of apartments and cars associated with this, is simply too large for that area.
3. The objective for the Groveway Overlay, as we understand it, is to create mixed use real estate. This current plan does not come close to this vision.
4. Historically, "high end" apartments in Roswell (Chattahoochee Landing, for example) have not been very successful. They end up being run down and an eye sore to the community. Why do we think this project will have different results?
5. Is there even a market (and we'd like proof, not just Lennar's word for it) for \$1500/\$2000 per month apartments in Roswell? In our experience in real estate in Roswell, the major market for renters at that level are families with children who want homes to rent...NOT luxury apartments.
6. We feel Lennar's response to traffic and congestion concerns of "apartments will have negligible impact on traffic" is not adequate. If you look at the facts of the increased tenants that will use cars everyday compared to the currents tenants, most of whom don't even own cars, it is simply not possible that this won't impact traffic. Not to mention, traffic is already horrible on Holcomb Bridge and Hwy 9/ Roswell Rd (the 2 major ways to 400) during rush hour.
7. Where are the people who currently living on Frazier St. going to move? Will they be able to easily access the public transportation they need as they can now?

There are many more concerns we could go on about, but wanted to highlight the major areas. In short, let's please take more time to figure out what is truly best for Roswell and not just take the first offer that comes along.

Your attention and consideration to the voices of your community are always appreciated.

Thank you for your time.

Emily and Jonathan Kent
265 Meadowood Drive

Sent from my iPad

Jackie Deibel

From: Donna O'Berry <dhoberry@bellsouth.net>
Sent: Monday, April 15, 2013 12:28 PM
To: Jackie Deibel
Subject: Proposed Lennar Development and Application for Conditional Use

Jackie,

Hope all is going well for you and Brad and the department.

I'm sending this note for you to forward to the Planning Commission - or include in their paperwork for tomorrow nights' meeting - which ever is appropriate.

First let me say that as someone who lived in downtown Chicago for 5 years - and LOVED it - I am not one who is generally opposed to the "urban feel" that comes with tall buildings, heavy mixed-use, or density of buildings and/or people. I actually like it - when it's done right!

Having said that, I have serious concerns about the proposed use of the property where the Frazier Street Apartments currently exist. My concerns are mainly:

1. The proposed development does not support the documented future vision for the area
2. Potential traffic issues created by the proposed development

Please see the details below for some of my reasoning.

Thanks for listening,

Donna O'Berry
2100 Constitution Court and 924 Myrtle Street
C: 404-202-2022 H

1. FUTURE VISION for the AREA

A lot of time and man hours went into the planning and development of what was finally adopted as the Groveway Overlay. It's a wonderful blueprint for the future for the area, but I think all would agree that it is going to be challenging to manage the implementation of various development projects within the context of the hybrid form-based code - so that we actually GET the vision we all SEE. It seems this code is much "looser" from the developers perspective because it is so much less restrictive regarding use and density than other codes. The list of Permitted Use structures in this area is unprecedented in Roswell. There are 59 documented Permitted Uses in the 5 categories - commercial,

industrial, office/institutional, residential, special. There are only 2 things listed as Not Permitted and only 8 items listed as "Conditional Use".

Because this development code is already extremely flexible, I believe it is the responsibility of the City to uphold the future vision of the area and to stand by the documented provisions of the Overlay unless an overwhelmingly obvious case for Conditional Use is made.

The necessity for the approval of the proposed Conditional Use of the Frazier Street Apartments property to be re-developed as 100% apartment (and more of them than is currently there) is NOT overwhelmingly obvious - quite the contrary. There is a VISION for this area - it includes MIXED USE - not 100% residential - regardless of whether it's 100% single family residences and/or apartments. It was designated mixed use for a reason - stick to it. There is no reason to take the first project under this new overlay and make an exception regarding the use of the property. Yes, the old apartments need to go (finally) but just anything in their place is not necessarily a good thing. We have something that isn't good already - why replace it with more (literally) of the same - just newer and prettier? Find a developer who sees - and has respect for - the vision. Don't just roll over and give away the farm to the first person who comes through the door.

2. POTENTIAL TRAFFIC ISSUES

My understanding is the proposed development includes 320 apartments with a total of 509 bedrooms and rents starting in the \$1200 per month range. I have heard it said that the developer is sure this will not create a traffic problem because they are only allowing for 350 parking places which is only a 100 more than is already there. If this is all true, I find it pure lunacy. In the Atlanta area, people who can afford to and are willing to pay a minimum of \$1200 a month for a one bedroom apartment WILL have a car. AND they will use it - everyday. They will not usually walk to work nor will they normally use public transportation - even if it was available at their front door - which it is not. They drive. You can almost bet there will be at least one car per apartment - more if there is a couple living in the unit. So, the 350 parking places seems very shortsighted. Regardless, I counted the cars in the parking lots at the Frazier Street Apartment last night at about 7:00 PM - Sunday. There were 64 cars/trucks. Obviously most of the current residents do not have vehicles - for various reasons. A jump from 70ish cars to 350 is HUGE. The leap to the 500+ spaces that are needed based on the proposed units is overwhelming.

This will create a huge traffic problem in and around the area. The new roundabout is working perfectly as a method of keeping the traffic flowing. Unfortunately, that same steady flow of traffic makes it really hard to get out of the side streets that run off Norcross Street all day long - but particularly at the rush hours. 400+ more cars at a time will make it even worse. All of the vehicles of a 100% residential development will feed into the rush hour traffic - twice a day. A mixed use development would feed the same number of vehicles into the traffic flow throughout the day - not all at one time.

Jackie Deibel

From: Duane Hebert <dkh6070@gmail.com>
Sent: Monday, April 15, 2013 10:48 AM
To: Jackie Deibel; Jackie Deibel
Subject: Groveway Overlay Planning for Frazier Street Apartments

Hello,

I wanted to express my concerns regarding the plans for the Groveway overlay plans for the Frazier Street Apartments.

I would like to start by stating that I believe the Groveway Plan to support "Mixed Use" is a positive initiative for Roswell that will provide a revitalization that would not happen otherwise. The concern is the current management of the zoning change as compared to it's original intent.

Everyone supports the replacement of Frazier Street Apartments. It is zoned apartments and apartments will absolutely be the replacements for that area but here are my concerns;

- This is the first project for the Groveway initiative and will undoubtedly be the benchmark moving forward.
- The plans put forward by Lennar (from my opinion, lack of plans) is that it does not meet the intent of the Groveway Mixed Use.
- Where are the final plans with final architectural design plans. Everything is in beta version and no final plans provided. Groveway intent is to allow more density based on the architectural design and use of the property.
- Lennar appears to be trying very hard to take input from many sources. However, this project only really started in February and we're moving too fast to final approval. There has been relatively little time and long-term thought put into this project. Why is there such a rush on the very first major project for Groveway? Please make certain this plan is fully thought through.
- The current proposal is a negative impact on how to move towards a community environment.
- Rents of \$1500-2000/mo are not realistic for Roswell. What happens to the project if they can't achieve lease margins?
- How many luxury apartments have a view of the back of a Wal-Mart and Dollar General Store?
- Chattahoochee Landing original designed to be Executive apartments now rank high in crime and other issues just like any other standard apartment complex that are undesirable to every city.
- Some of the details of products planned to be used cause concern about the actual final level of quality in these apartments - are they actually "luxury"? "Luxury linoleum", Really?
- Current traffic from the existing apartments is minimal. 60% of the residence do not own automobiles. and higher rent apartments will definitely bring in auto owners and most are dual auto owners per family. This dense project will have substantial impacts on surrounding roads.
- There are only two or three ways to get to 400 from this location, all of which already experience major rush-hour congestion

Of course replacing Frazier Street Apartments is a great thing, but at what long-term cost?

- Is what that is proposed actually that much better than what is their? I say no! Let's require the "Mixed Use" intent and not 100% apartments or require the density already in place at 14 units per acre for Roswell.
- What improvements to water and sewer lines will be necessary for this project? Who will pay for them?
- 100% apartments with twice the existing density will undoubtedly have a unprecedented impact on traffic in Roswell. What plans are in place to address the increased traffic patterns on Hwy 9 and Hwy 92?
- Current Roswell residents say they live here because of our quality of life. New residents say they move here because of our quality of life. The business community recruiting new businesses say they are successful because of our quality of life. We must take steps that protect and enhance our quality of life.
- There are too many elements and impacts that have not been thought through, including realistic rent levels but particularly for traffic.
- It doesn't meet the stated goals that have been created for this area, particularly as the first major project for the Groveway Overlay.

I am afraid this project simply isn't ready to move forward. We deserve better. I would like to explore other plans or projects before moving so quickly on the Lennar plans which include known factors to have a negative impact on communities.

Thanks,

Duane Hebert

678-523-6070 cell

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Jackie Deibel

From: Alice Wakefield
Sent: Wednesday, April 10, 2013 2:38 PM
To: Jackie Deibel
Cc: Brad Townsend
Subject: Re: Groveway Project

Here we go!!!!!!

Sent from my iPhone

On Apr 10, 2013, at 2:36 PM, "Jackie Deibel" <jdeibel@roswellgov.com> wrote:

From: Tony Brancato [<mailto:brancato@charter.net>]
Sent: Wednesday, April 10, 2013 2:35 PM
To: Jackie Deibel
Subject: Groveway Project

Tony & Linda Brancato
600 Independence Way
Roswell, GA 30075
404.884.5411

Planning Commission,

As a resident of Roswell and a townhome owner for the past twelve years at Liberty Lofts and Townhomes, I would like to express my opinion about the Groveway project and in particular about the redevelopment of the Frazier Street Apartment area. While I am generally in favor of the redevelopment I am concerned about replacing the Frazier Street Apartments with more apartments. It appears that we will have more of the same, just newer. It was my understanding that this idea, redevelopment, was original proposed to the community as a multi-use area with stores/offices on the lower level and condos/apartments on the upper floors. Why has Roswell abandoned that plan?

I attended the meeting with Lennar on March 21st and was shocked to listen to the presentation and learn that the Lennar representative was not prepared to give an informational session which explained specifics about their proposal. Many of the questions were met with an answer that did not fully address the question. To me it was nothing more than a sales presentation. That left me with a very uncomfortable feeling as this is going to be the first phase of the redevelopment and needs to be a showcase. Here are some of my concerns:

1. Traffic flow. As many in my development have to get GA 400 or Holcomb Bridge Road and there are a limited number of ways to arrive at those destinations, exiting onto Warsaw road will be the difficult to say the least with the increase of traffic. This coupled with the fact that the Fulton County School buses provide door to door service for the children will make travel unbearable.
2. Elevation. At the March 21st meeting Lennar was unable to provide what the elevation of the builds would be. This area should be part of the historic district and I would have expected that an elevation would have been decided upon.
3. Impact on the infrastructure. Who will be responsible for the improvements that will be necessary to the present water system, sewers, and roads that will be required?

4. Multi-use. When I first became aware of this revitalization it was presented as described in the first paragraph of this email. To get away from that concept is very disheartening.

Thank you for your time and I will see you on April 16th.

Tony Brancato