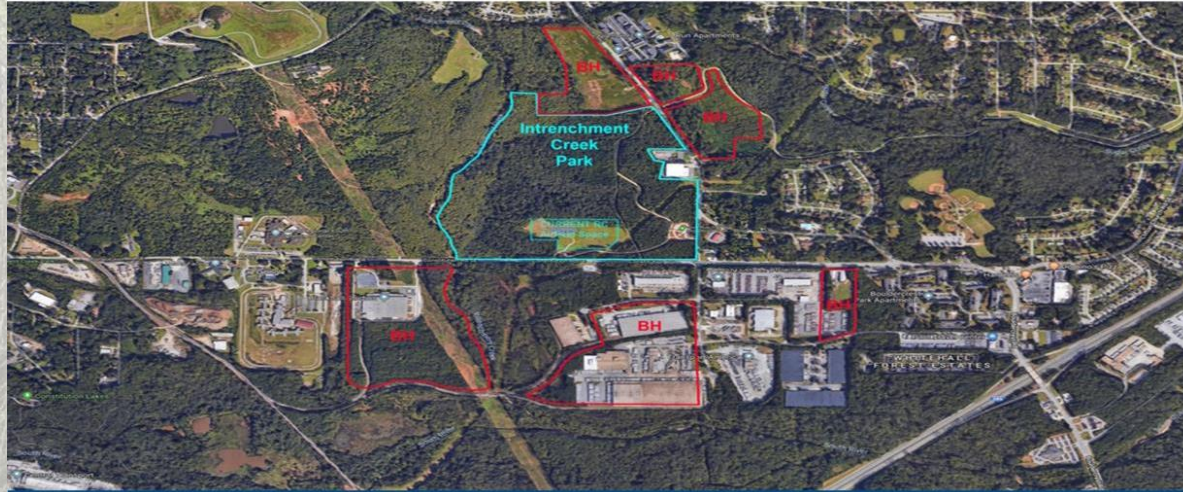


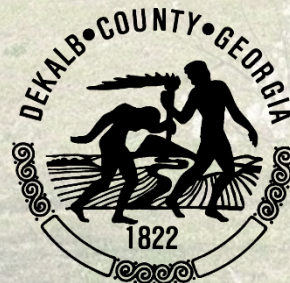
LAND EXCHANGE COMMUNITY MEETING



**MAY 20TH
6:30 PM**

**MCNAIR HIGH SCHOOL
1804 BOULDERCREST RD,
ELLENWOOD, GA 30316**

Information Session



A photograph of a park with a green-roofed gazebo, a paved path, and a dense forest in the background. The gazebo has a small cupola on top and is surrounded by a low wooden fence. A paved path leads towards the gazebo. The background is filled with tall, thin trees.

Welcome

**Commissioner Larry Johnson
District 3**

**Commissioner Kathie Gannon
Super District 6**

AGENDA

Overview

**Zach Williams, Chief Operating Officer
DeKalb County Government**

Recreational Assessment

**Chuck Ellis, Director
DeKalb County Recreation, Parks and Cultural Affairs**

Environmental Assessment

**Mirsada Ilic, Senior Associate
Paul Haywood, Senior Scientist
Wood Group**

Economic Assessment

**Dorian DeBarr, Interim President
Decide DeKalb
Robert Lann, Principal
Economic Impact Group**

Community Impact Assessment

**Andrew Baker, Director
DeKalb Planning and Sustainability Department
Dorian DeBarr, Interim President
Decide DeKalb**

Questions/Comments

Commissioners Gannon and Johnson



OVERVIEW

ZACH WILLIAMS, CHIEF OPERATING OFFICER
DEKALB COUNTY GOVERNMENT

PROCESS TO DATE

- **In 2018, Blackhall presented the county with a proposed land swap**
- **Staff-level discussion and due-diligence began**
- **As land exchange requires approval of the Arthur M. Blank Family Foundation, the foundation provided conditions that must be addressed for their authorization**
- **Staff has evaluated land characteristics, value, and ecological profile, among other items, and submitted a draft report to the CEO**

NEXT STEPS

- **Final report will be submitted to CEO for approval**
- **CEO will request more evaluation or make a recommendation to the Board of Commissioners**
- **Board of Commissioners will vote to authorize negotiation**
- **A final proposal will be submitted to the CEO to present to the Board of Commissioners for approval**

PURPOSE

To engage the public on the proposed land exchange by presenting information and gathering feedback.

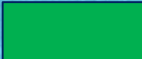


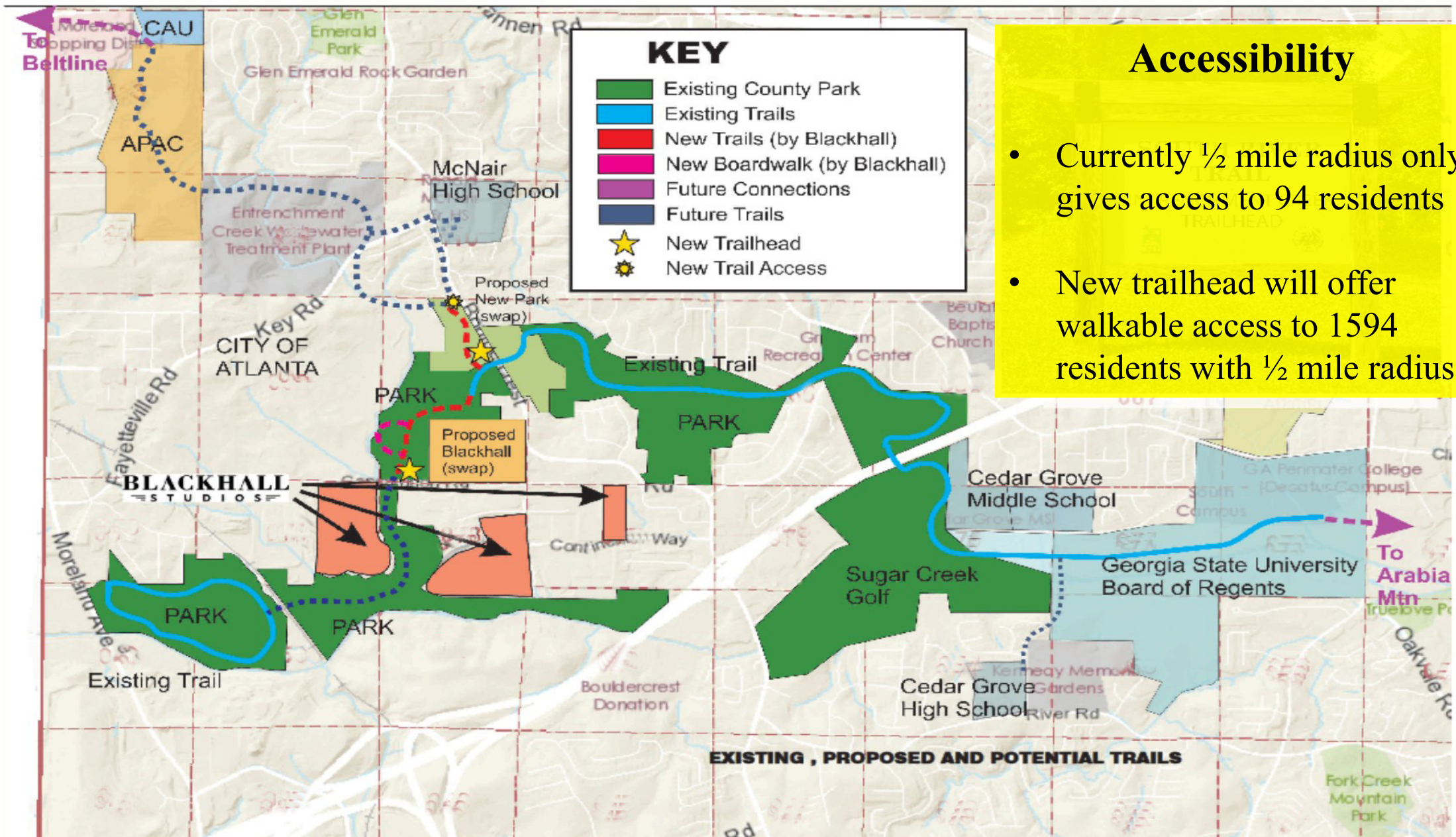
RECREATIONAL ASSESSMENT

CHUCK ELLIS, DIRECTOR

DEKALB COUNTY RECREATION, PARKS AND CULTURAL AFFAIRS



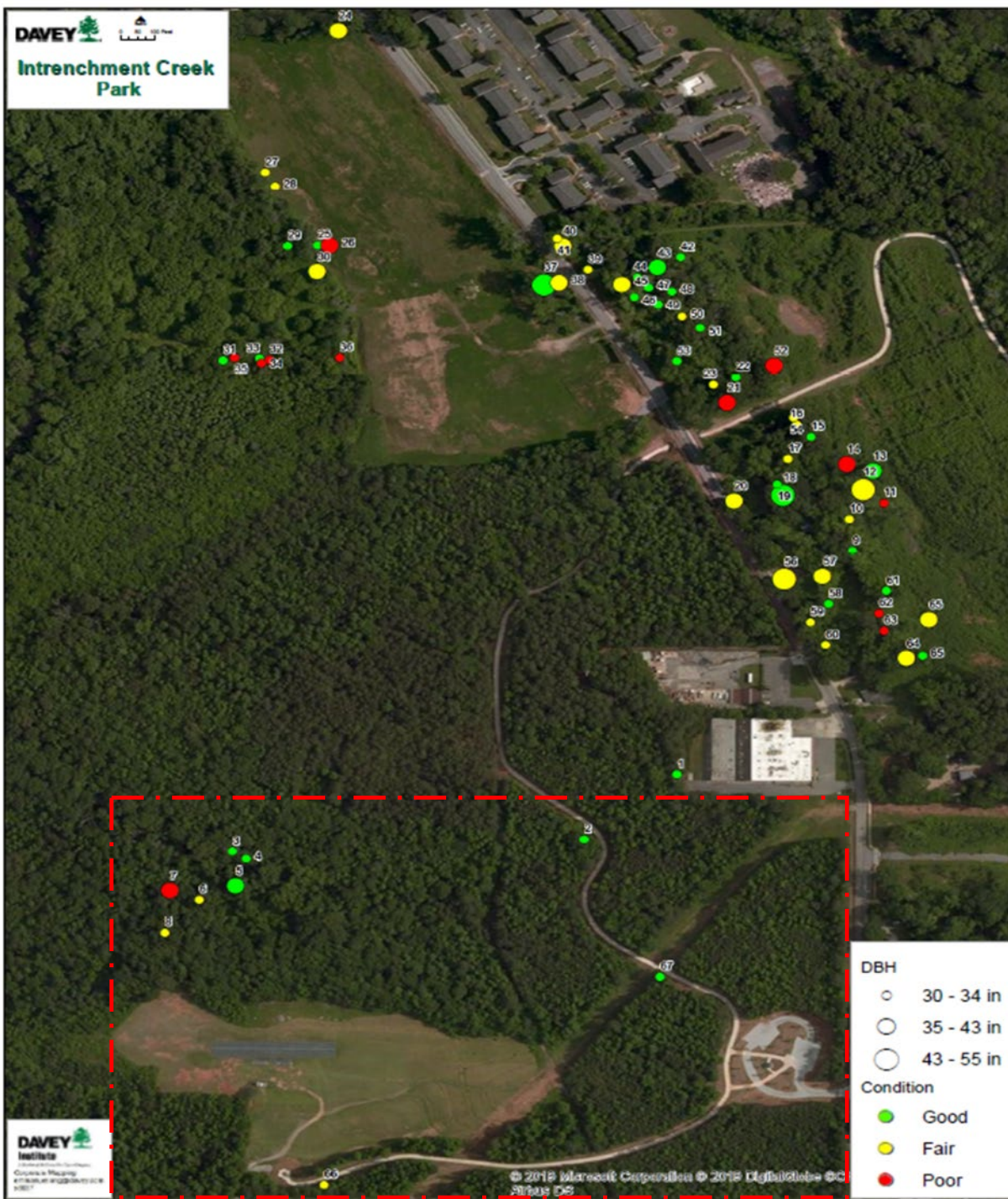
- **Total Acreage Intramont Creek - 127.1 Acres**
- **County-Owned Park Property** 
- **Proposed Swap :**
 - **Parks Tract 1 (48.104 Acres)**
 - **Blackhall Tracts 3, 4 & 5 (55.65 Acres)**
- **Value:**
 - **Parks Tract 1 - \$2,645,000**
 - **Blackhall Tracts 3, 4 & 5 - \$3,160,000**



ENVIRONMENTAL ASSESSMENT - TREES

DAVEY TREES

- Founded in 1880 and employee owned since 1979
- Davey Trees is a national company that provides commitment to scientifically-based horticultural and environmental services



Tree Assessment

- 6 - 9 specimen trees within Tract 1 will be impacted
- Loss of pine canopy trees in Tract 1
- Possible reforestation of specimen trees in upper portion of Tract 3
- Specimen trees in Tract 4 & 5
- Among the biggest trees with DBH ranging 43 – 55” are Pecans, Southern Red Oak, White Oak, Tulip & Water Oak
- Largest tree with DBH 64” is a Water Oak

Current Ownership

- DeKalb: Tract 1 (red outline), 2 (Intr trenchment Creek Park)
- Blackhall: Tract 3, 4, 5



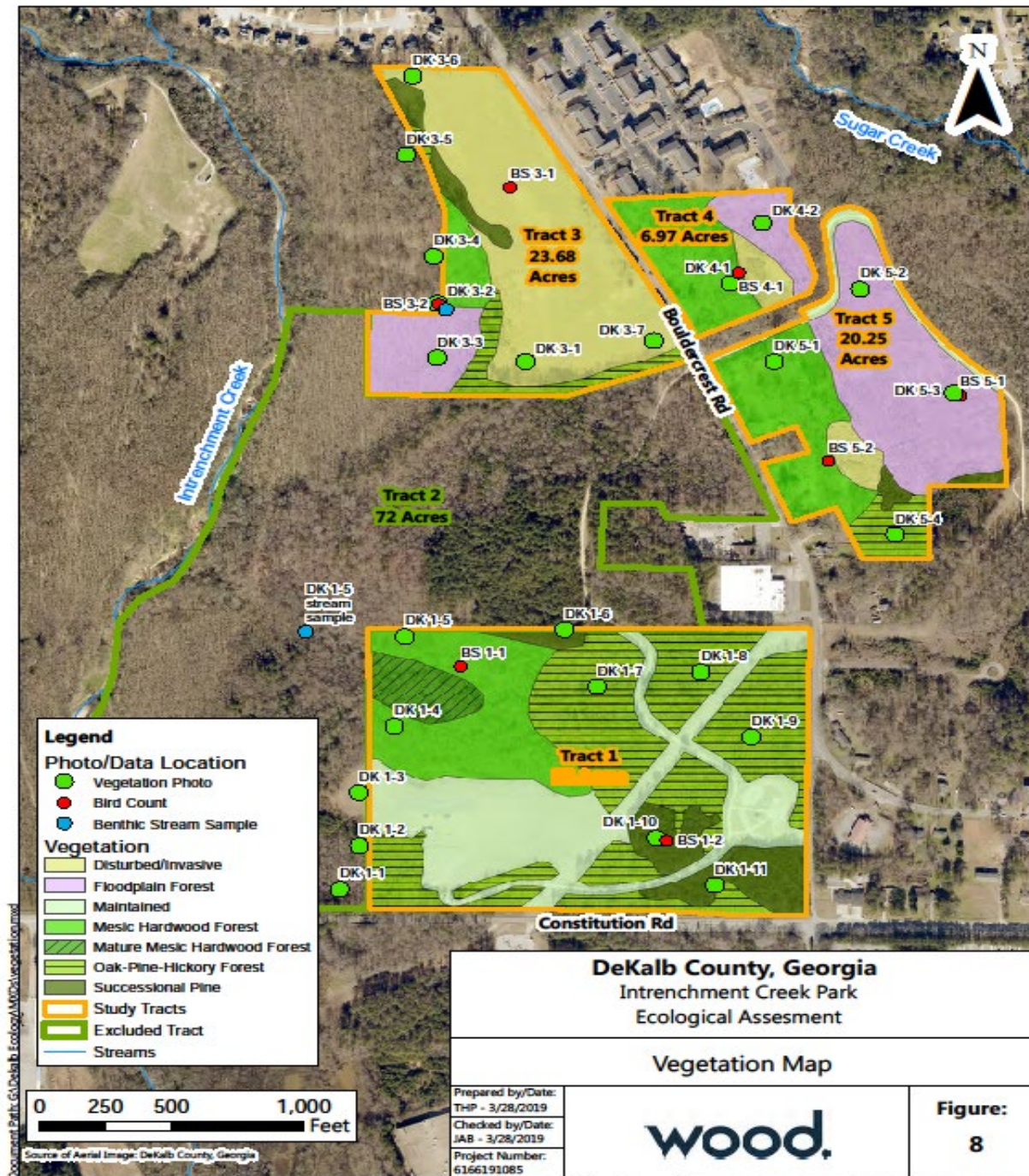
ENVIRONMENTAL ASSESSMENT - ECOLOGICAL

MIRSADA ILIC, SENIOR ASSOCIATE
PAUL HAYWOOD, SENIOR SCIENTIST
WOOD GROUP

About Wood

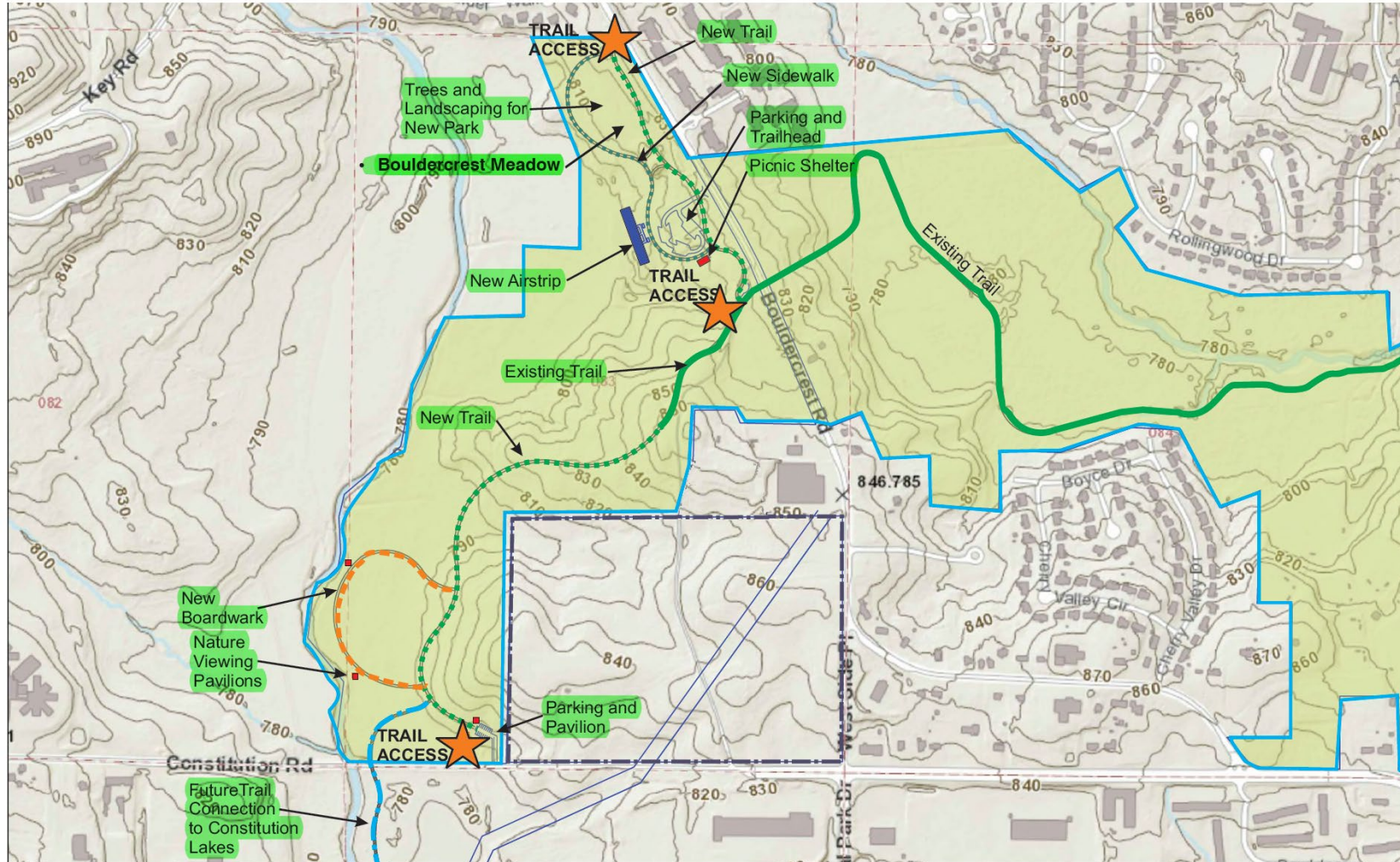
Wood provides performance-driven solutions throughout the asset life cycle, from concept to decommissioning across a broad range of industrial markets, including the upstream, midstream and downstream oil & gas, power & process, environment and infrastructure, clean energy, mining, nuclear, and general industrial sectors.

The rich heritage of our founding organisations makes us a respected presence in global industrial markets, combining unrivalled technical knowledge and a drive for outstanding delivery.



Intrenchment Creek

Conceptual



Current Amenities

- Linear feet of trail
- 1 Gazebo
- 30 Regular parking spaces
- 2 ADA parking spaces
- Remote control airfield

Desired Amenities

- New sidewalk
- New trails
- New boardwalk with signage
- New trailheads
- Emergency call box
- Water fountains
- Remote control airfield
- Bathroom
- Pavilion
- Additional parking
- Lights in the parking lot
- New signage
- Public art
- Security camera
- Pedestrian crossing at grade
- Picnic tables



ECONOMIC IMPACT ASSESSMENT

ROBERT LANN, PRINCIPAL
ECONOMIC IMPACT GROUP

About Economic Impact Group

Robert Lann is principal of Economic Impact Group. He has more than 40 years experience performing economic impact analysis and practices with a primary focus on the Southeast United States.

POTENTIAL ECONOMIC IMPACTS

- 1,000 projected jobs in a wide range of occupations
- **\$70 million** investment by Blackhall by expanding with a 400,000-square-foot facility
- Due to additional square footage:
 - Creates an additional **\$562,156** annually in county property taxes
 - Creates an additional **\$649,040** annually in school property taxes

FILM INDUSTRY IN DEKALB

- Total economic impact of the film, television and music industry in the county: \$1.98 billion
- Nearly 6,000 people in DeKalb **directly** employed by the industry
 - 14,700 additional jobs directly or indirectly tied to entertainment created by those employees' spending

DeKalb Entertainment Commission, 2018 report

The background of the slide is a photograph of a park. On the right side, there is a large, two-tiered gazebo with a green metal roof and wooden railings. Inside the gazebo, there is a picnic table. A paved path winds through the park, and a dense forest of tall trees is in the background. The overall scene is bright and sunny.

COMMUNITY IMPACT ASSESSMENT

**ANDREW BAKER, DIRECTOR
DEKALB PLANNING AND SUSTAINABILITY DEPARTMENT**

**DORIAN DEBARR, INTERIM PRESIDENT
DECIDE DEKALB**

PLANNING & LAND USE ANALYSIS

- Trails and greenways bring “health benefits” by providing facilities for ***recreation and physical fitness activities***. (*Centers for Disease Control and Prevention reports that Americans grow heavier and unhealthier each year.*)
- Trails bring ***environmental benefits*** such as
 - Heat-island mitigation, habitat preservation and storm water runoff purification.
 - Open Space serves as a Natural infrastructure — soil, grass and trees — ***helps mitigate a variety of pollutants*** in built environments.
- Trails bring an ***alternative transportation option***
 - Beneficial impacts on air quality and congestion.
 - Trails in some urban areas are known to carry more than 1,000 commuter trips each day.

Rails to Trails Conservatory, 2002 Report.

LAND USE AND ZONING CONSIDERATIONS

- ***Land Use/Zoning*** – County owned land is used as passive parkland but zoned Light Industrial. Blackhall land is undeveloped but zoned for mixed use (residential/commercial) at the gateway to Gresham Park.
- ***SDAT Plan*** (2012) called for developing a trail network for residents and focusing trucking traffic away from neighborhoods.
- ***Bouldercrest-Cedar Grove-Moreland Overlay District*** promotes sidewalks and walkways to reduce dependence on automobiles. “to establish and maintain a balanced relationship between industrial, commercial, and residential growth to ensure a stable and healthy tax base...minimize single occupant automobile trips, ... use of alternative transportation modes”
- ***Potential land exchange*** allows expansion of the film studio near existing location (limiting truck traffic to Constitution) and creates an expanded open space connection to Gresham Park.

POTENTIAL GREEN INFRASTRUCTURE BENEFITS WITH LAND EXCHANGE

- Opportunity to **leverage park and trail creation** with the Blackhall needs for expansion and other public initiatives. Holistic long-term planning can work to everyone's advantage, including developers.
- **Potential Community Benefit** - This land exchange may allow the County to have a private entity enhance park infrastructure to make the Park more viable and increase utilization..
- Opportunity for **equity** within outdoor recreational resources. Designing for equity across age, race, gender, income, ability levels and at-risk populations. One strategy for serving diverse populations is to consider the needs of two-year-olds and 80-year-olds.
- **Potential Community Benefit** - The connection of this passive park with additional enhancements (better trails and connectivity, shelters, picnic tables and other places to gather, meadows, parking, lighting, and interpretive signage) could serve residents of all ages.

POTENTIAL GREEN INFRASTRUCTURE BENEFITS WITH LAND EXCHANGE

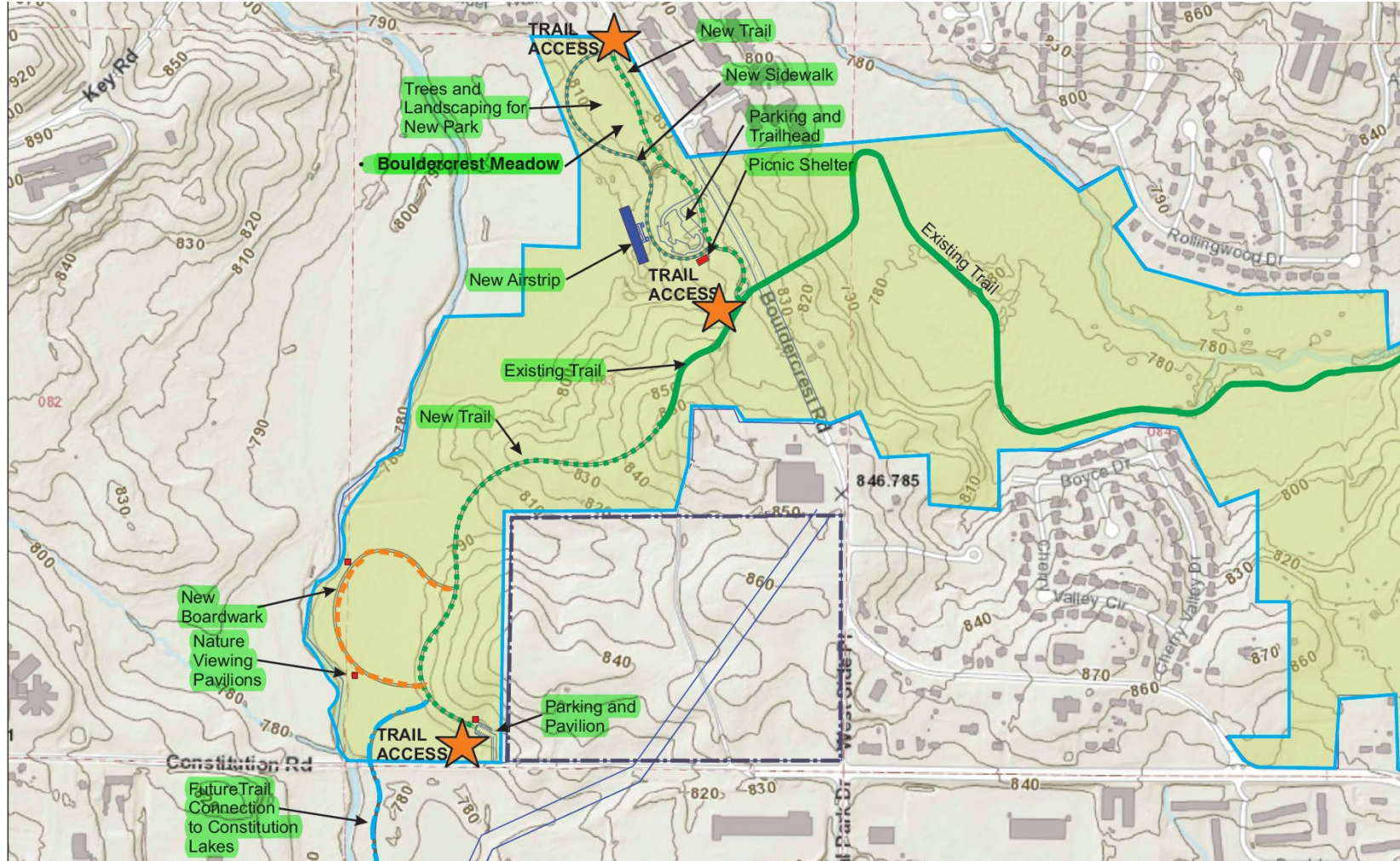
- **Opportunity - Ensure pedestrian access to parks and trails.** Parks are both walking destinations and venues for fun that can promote physical exercise with access to parks and trails and walking/biking routes. One benchmark goal is to increase the percentage of people within a half-mile walking route to a park.
- **Potential Community Benefit - The land exchange could improve park access by adding park entrances at various locations, creating adjacent pedestrian-friendly connectivity and adding parking at trail heads.**
- **Opportunity - Create conditions for people to feel safe.** Public Safety is essential to ensure maximum and appropriate use of parks and trails.
- **Potential Community Benefit – Ensure that the proposal include parking spaces in well-lit lots, gathering areas (meadows, screen on the green, outdoor theater, Shakespeare events), well lit trails, safety call boxes, art in public spaces all of which provide opportunities for socialization and public interaction and security.**

JOBS AND TRAINING

- New opportunities for youth to engage with the film industry
- Internship opportunities prioritizing DeKalb high school students
- Partnership with Ronald E. McNair High School's Creative Academy to add film, media and AV production to its curriculum
- Additional partnerships will add entertainment industry programming for youth and adults at Gresham Recreation Center

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LAND EXCHANGE CONCERNS

Arthur Blank Family Foundation Requirements

- Ensure net increase in acreage
- Ensure an increase in the property value (exchange)
- Retroactively apply agreement to previous land transactions (2007)
- Host community meetings
- Replace recreational amenities Develop land for recreational purposes and invest in on-going maintenance.

Community Concerns

- Preserve park land for public use
- Protect the natural environment (wildlife, tree protection)
- Impact to wetlands
- Impact to natural habitats
- Relocate remote control air strip
- ?
- ?
- ?



Questions and Comments

Send additional questions or comments to:
landexchange@dekalbcountyga.gov