

**Public Comments from November 29 Public Informational Meeting
Regarding Presentation of NSCS Conceptual Reuse Alternatives**

Concept 1 Comments

1. Tax generating use please!
2. NO ACCESS TO BUENA VISTA AVE please
3. Great traffic grid on Prince Ave – will slow traffic on Prince pedestrian corridor and serve as a “welcome”
4. Prince front retail ensures visibility and success
5. Great mix of uses
6. Traffic flow/street grid should be MORE connected to existing streets, not less
7. The better the framework of streets, connectivity, side walks; the better the development process – the more potential for mixing of uses
8. I like the blvd concept; however, how does this section of the road segue into either end of the blvd? @ Oglethorpe and where Navy School property ends?
9. Prince Ave w/median and roundabout with Kissing Rocks as focal point - " great! – I agree!
10. Grid pattern created by extending Sylvia, Blvd Heights, Buena Vista, etc. Makes for great connections. Like pedestrian emphasis.
11. I think Pound Street will need to be one way so people will not use it to avoid the traffic circle or as a cut-through to Chase St. or other addresses in that area of Athens.
12. Traffic circle and redesign of Prince is great!!
13. Like the idea of single-family housing on Oglethorpe.
14. Mansion flats are out of scale and would bring additional traffic to the space with the school that close they would end up as student housing.
15. Traffic circle is great idea – will slow cars down as they enter pedestrian corridor and act as a “welcome sign”
16. Try to avoid road alignments with Pound and Buena Vista to discourage neighborhood cut-through

17. Keep retail Prince front to ensure visibility and success of businesses.
18. I like mixed use but recognize the reality of university needs – thus concept 2 with a bit more of concept 1 (traffic circle, median, more office/retail) seems like a good compromise. I also like the y-shaped cut through that would make this an accessible interior (in #2). I also like the idea of incorporating an inn or B&B (definite need in a neighborhood of smaller homes where most residents must put visiting guests up in downtown hotels).
19. Concept 1C is preferred for the following reasons:
 - There are opportunities for good public spaces.
 - The parking is distributed more evenly over the site and does not appear to isolate buildings from their surrounding landscape as much as some others.
 - The largest parking lot is at the far end of the site, on low ground.
 - The retail is close to the Normaltown businesses and near the street.
 - There are nice site lines.
 - Not all of the buildings are huge.
 - The cluster of buildings K,J,S,T and DD are a good location for senior housing.
 - The detention ponds could be an attractive feature.
 - The lot sizes of the single family near quarters A seem large by current standards.
 - An acre lot for quarters A seems unreasonable, unless it remains institutional.
 - How about garage apartments behind the single family?
 - The median on Prince is great.

Concept 2 Comments

1. Residential on Oglethorpe to match size/scale of existing homes adds to residential feel –
2. smaller parking decks – well hidden – not large ones
3. I like mixed use but recognize the reality of university needs – thus concept 2 with a bit more of concept 1 (traffic circle, median, more office/retail) seems like a good compromise. I also like the y-shaped cut through that would make this an accessible interior (in #2). I also like the idea of incorporating an inn or B&B (definite need in a neighborhood of smaller homes where most residents must put visiting guests up in downtown hotels).

Concept 3 Comments

1. Buildings M,N,O,P seem out of scale w/rest of project; although I like parking in interior and mews from Kissing Rock to Carnegie – nice view line

2. Roundabout – Yeah!
3. Note that education use needing less parking would be doubted by UGA’s current need for lots more parking. UGA might be benefited by satellite parking lot here, but that might not be good for the community.
4. Good homage to Carnegie Library and good balance of green space and tax generating uses.
5. Interior retail could fail (less visible and solely dependent on campus clientele)
6. Mix of uses (limited UGA/educational)
7. Multiple road connections on Prince and Oglethorpe with potential for great connectors in future.
8. Street network within should be basis for framework of development – multiple intersections, redundancy, resiliency, dispersment
9. Preservation of Normal School, Carnegie, etc.
10. Open spaces
11. Retail fronting Prince
12. Single family on Oglethorpe
13. Interior parking decks wrapped with architectural development
14. Apartments and single family
15. Traffic circle(s)
16. Enhances tax revenues/tax base
17. Buildings on Prince – replacing Scott etc. and retail use
18. Internal on-street parking
19. The more connections along Prince and Oglethorpe the more disperse the traffic increase will be.
20. The more connections along Prince & Oglethorpe, the less need for traffic lights and the slower the traffic on those corridors. The slower the traffic on those corridors, the more successful the retail on the site as well as the retail in normal town.

21. The higher the density, the more successful the development potential.
22. Retail on the street has benefits:
 - Slows traffic
 - Creates interesting pedestrian experience
 - Creates safer pedestrian avenues
 - Gives visibility to retail increasing its viability
23. Retail on street is very appropriate on Prince
24. Single family residential is very appropriate on Oglethorpe
25. Prince most definitely needs upgrading which should include bike paths, street trees – traffic calming.

Additional Comments/Questions
(after Powerpoint presentation and from subsequent correspondence
submitted by attendees)

1. Are we recommending phasing of development and demolition? Could be a follow on phase after conceptual costing.
2. What are the main differences in #2 and #3 need to better define = 3-dimensional
3. 10-12 million – for infrastructure costs to get to pad development. Upwards of 20 million with demo. and cost of land
4. How many linear ft of street and how wide would be required. Will they let you phase initial dev, infrastructure, roads. Not utilities.
5. Will the plan change layer once selected?
 - Not without community agreements.
 - “Don’t lose aesthetic appeal to Plans”
6. “Rather have S.F. residences along Oglethorpe rather than condos/apts.”
7. “1A, 1B, 1C – look like neighborhood plans”
8. “1C – This is a great opportunity to rethink Prince Ave.”
9. “This has the potential to be an economic engine for the region.”

10. “Don’t like 3A and 3B”. – Buildings surrounded by parking” not good?
11. “Would like senior center and could envision in 1A, 1B or 1C.”
12. What are next steps? 1) RA reviews, 2) Parallel tracts
13. If it’s mixed use on site who would own the space?
14. Is there any appropriate authority that could develop the land?
 - Implementing LRA would/could be created
 - Local authority could be used or created
15. Would like to see tax-generating use for the property
16. A hotel would be good for people with relatives at the hospital – or a health complex partial use
17. Do not prefer uses for homeless providers on the site because the property is too valuable
18. Senior residential housing would be a good use since the site is near stores and on a bus line
19. Redevelopment of existing structures, as well as new construction, should employ elements of universal design – there is a shortage of accessible housing for physically disabled residents in the area.
20. The final reuse plan should include the stipulation that all new construction or building renovations meet the U.S. Green Building Council’s Leadership in Energy and Environmental Design (LEED) rating system Silver standard. Use of these standards are currently policies of the ACC and Dept. of the Navy.
21. There is currently a flood of office and apartment/condo space in Athens. A better use, based on market conditions, would be for educational and retail uses which would help to grow the economy. This would, in turn, create more demand for office and apartments that would be better located in other parts of the county.
22. Love the idea of changing nature of Prince Ave. with Kissing Rocks/traffic circle – reviving design concepts supported by CAPP. Tend to favor educational/mixed use as being most beneficial for the community in the long run. Single family uses would cultivate a good neighborhood feel to the project. Support the need for addressing homelessness in the community but probably not in this particular venue.
23. Support the concept of creating a tennis facility on the site as proposed by ACC Leisure Services. Such a use would have a positive economic impact on the area since it would generate revenues for area businesses through the use of these facilities for tournaments or other events that attract outside users.