



# WELCOME

*September 10, 2020 5:30-6:30 PM*

## **PROPOSED LAND EXCHANGE *INTRENCHMENT CREEK PARK AND BLACKHALL STUDIOS***



This meeting is being simultaneous broadcast via live stream on DCTV's Ustream Channel  
<https://video.ibm.com/channel/dctv-channel-23>.

# ZOOM INSTRUCTIONS

- The public comment portion of today's meeting has 36 minutes set aside. We will be alternating 6 minutes in favor and 6 minutes against and go through 3 rotations for a total of 18 minutes per side. Each speaker will be limited to two minutes and may only speak once. You will also hear a bell at the 30 second mark so you are aware that the speaking time is nearing the end for individual speakers as well as in aggregate.
- When public comment is opened, we will ask for those who want to speak on a particular side to raise their hand, identifying a desire to speak. This can be done using any version of the Zoom app by clicking on participants and then clicking on raise hand. For participants attending using a phone, press #2 to get in the queue.
- When the 6 minute timeframe for each side expires, all hands will be lowered, and those wanting to speak on the other side of the discussion will be asked to get in the queue in a similar fashion. This process will be repeated through three rotations.
- If you are unable to provide comments during this meeting you may send written comments to: [LandExchange@DeKalbcountyga.gov](mailto:LandExchange@DeKalbcountyga.gov)

After Public Comment there will be a closing Summary

# PURPOSE

To provide an update and hear from the public and impacted communities regarding the proposed land exchange between DeKalb County Government and Blackhall Studios

# AGENDA

- Overview and History
- Public Involvement
- Project Specifics
  - *Current Land Holdings (Subject Parcels)*
  - *Proposed Land Exchange*
  - *Amenities (Blackhall and DeKalb County)*
  - *Environmental/Ecological Survey*
  - *Economic Development/Community Benefits*
- Public Comments

# OVERVIEW AND HISTORY

- In February 2018, Blackhall Studios, an existing movie production studio located on Constitution Road in DeKalb County, presented the county with a proposed land exchange
- Blackhall Studios currently owns three parcels (52.914 acres) along Bouldercrest Road and had originally offered the land in exchange for (55 acres) on the northwest corner of Bouldercrest and Constitution Road.
- DeKalb staff completed a comprehensive analysis to ensure the proposal provided equal to, or greater than, overall value to the county to include;
  - Evaluation of property characteristics
  - Land value
  - Ecological profile (tree protection/stormwater implications) and more

# PUBLIC INPUT AND ENGAGEMENT

- In May 2019, a public meeting was held at McNair High School in DeKalb County to present the proposal and preliminary findings to the community
- Over the past year, DeKalb Government has received additional input from:
  - *Individual Community members*
  - *Neighborhood Associations*
  - *Business organizations*
  - *Arthur Blank Foundation*
  - *Trust for Public Land*
- September 10, 2020 second major community meeting

# PROJECT SPECIFICS

DeKalb County Government representatives have continued to evaluate the proposal with Blackhall Studios.

# PROPOSED LAND EXCHANGE

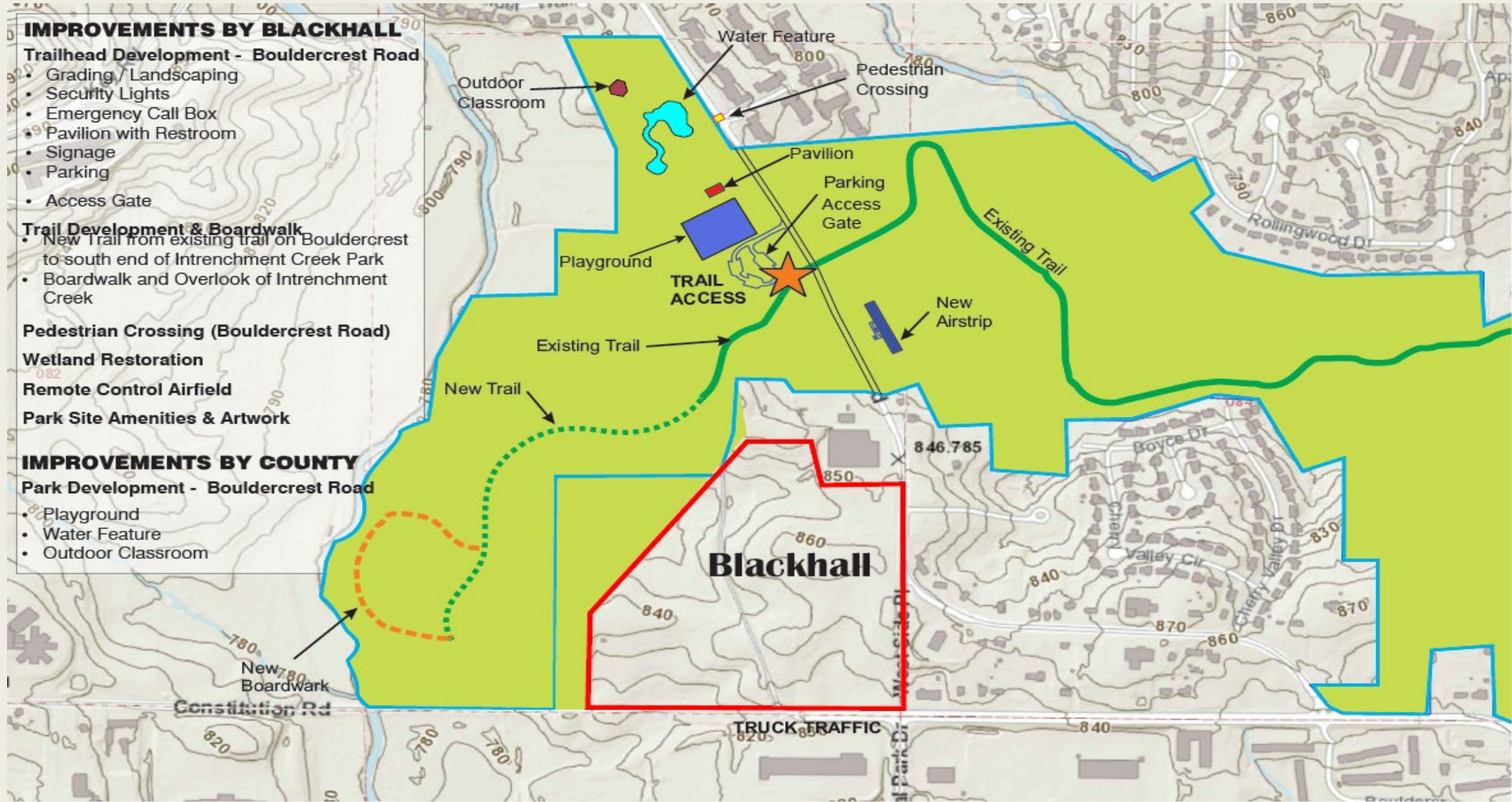
*(Blackhall proposes exchange to trade blue parcels for orange parcel)*

- Parks (Orange): Tract 1 (40 Acres)
- Blackhall (Blue): Tract 3 (23.830), Tract 4 (7.3178 & Tract 5 (21.766): TOTAL (52.914)





# AMENITIES OFFERED *(By Blackhall & DeKalb County)*



# ENHANCED AMENITIES PROPOSED BY DEKALB COUNTY

*(WATER SPLASH PARK AND A.D.A. COMPLIANT: PLAYGROUND FOR ALL)*



# ENHANCED AMENITIES PROPOSED BY DEKALB COUNTY

*(TRAIL HEAD ENTRANCE AND OUTDOOR CLASSROOM)*



# ENVIRONMENTAL/ECOLOGICAL SPECIFICS

DeKalb County Government hired Davey Trees (a national firm committed to providing scientifically-based horticultural and environmental services) to survey the number and health of all trees on the subject site.

In addition, the county secured the services of Wood Environment and Infrastructure Solutions to assess the environmental conditions of the site.

# TREE SAVE

*(Only four (4) significant trees are located in the parcel under consideration)*



# ENVIRONMENTAL/ECOLOGICAL

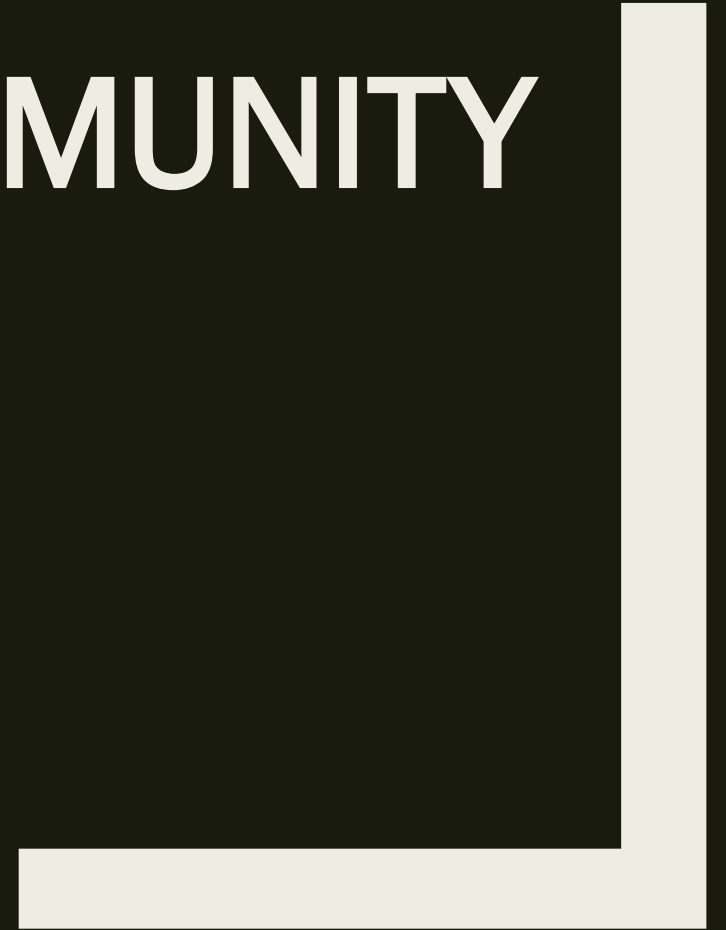
## Davey Tree Assessment

- Four trees identified within Tract 1 (2 Pine, 1 Oak & 1 Elm)
- 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

## Wood Ecology Assessment

- Tracts 3, 4 and 5 could provide similar recreational and ecological value to Tract 1 if park amenities are relocated.
- Wetland: Tract 3 (29.2%), Tract 4 (0.69%) & Tract 5 (56.4%)
- Any proposed development of Tracts 3, 4 and 5 might result in fragmentation of forest areas on both sides of Bouldercrest Road. Creating a wide park-owned corridor from Gresham Park to the west, across Bouldercrest Road, and then south along Intrenchment Creek, would provide some continuity of the forested areas. DRPCA ownership of these tracts would prevent such fragmentation. In addition, DRPCA ownership of floodplain areas and wildlife habitat could be along-term benefit.

# ECONOMIC AND COMMUNITY BENEFITS



# ECONOMIC AND EDUCATIONAL IMPACTS

- 1,000 projected jobs in a wide range of occupations
- **\$70 million** investment from Blackhall via a new 400,000 square-foot studio facility
- Present value of net revenues (new revenue):
  - \$3.3 million over 10 years*
  - \$5.4 million over 20 years*
- **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*



# COMMUNITY BENEFITS- WELL BEING

Now more than ever, communities understand the importance of open space, tree canopy, exercise for physical, mental, and emotional health and well-being.

- Trails and greenways bring “health benefits” by providing facilities for *recreation and physical fitness activities*.
- 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.*

# COMMUNITY BENEFITS GREEN INFRASTRUCTURE

- 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.
  - *Potential Community Benefit - This land exchange will allow for a more robust public private partnership to have a private entity enhance park infrastructure to make the Park more viable and increase utilization to a cross section of residents*
- 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, parking, lighting, and interpretive signage) could serve residents of all ages (more than just walking, model planes).*

# COMMUNITY BENEFITS - GREEN INFRASTRUCTURE

- **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 (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.*

# DEKALB COUNTY CODE REGULATIONS

*REQUIRED BEFORE ANY DEVELOPMENT ACTIVITIES.*

## Stormwater Protection and Erosion Control

- Post development run-off shall be no greater than the predevelopment run-off and appropriate stormwater retention/detentions shall be mandatory.
- Applicant shall comply with Sec. 14-38 the soil erosion and sedimentation control requirements
- Development must adhere to latest Floodplain and Soil/Erosion Control Ordinances adopted August 2019 which supersede the regulations in Muni-code.

## Floodplain Protection

- Based on the approximate location of the sites, there is floodplain and stream that are in the vicinity.
- Hence, the applicant must comply with the floodplain requirements and stream buffers requirements. Sec. 14-37, Article IV and Sec. 14-44 discuss the requirements
- The applicant shall comply with Sec. 14.40 and Sec.14-42 of the County ordinances related to stormwater management and water quality control requirements.

The image features two large, thick black L-shaped brackets. One is positioned in the top-left corner, and the other is in the bottom-right corner. They are oriented towards each other, framing the central text.

# **PUBLIC COMMENTS**

# ZOOM INSTRUCTIONS

- The public comment portion of today's meeting has 36 minutes set aside. We will be alternating 6 minutes in favor and 6 minutes against and go through 3 rotations for a total of 18 minutes per side. Each speaker will be limited to two minutes and may only speak once. You will also hear a bell at the 30 second mark so you are aware that the speaking time is nearing the end for individual speakers as well as in aggregate.
- When public comment is opened, we will ask for those who want to speak on a particular side to raise their hand, identifying a desire to speak. This can be done using any version of the Zoom app by clicking on participants and then clicking on raise hand. For participants attending using a phone, press #2 to get in the queue.
- When the 6 minute timeframe for each side expires, all hands will be lowered, and those wanting to speak on the other side of the discussion will be asked to get in the queue in a similar fashion. This process will be repeated through three rotations.
- If you are unable to provide comments during this meeting you may send written comments to: [LandExchange@DeKalbcountyga.gov](mailto:LandExchange@DeKalbcountyga.gov)

After Public Comment there will be a closing Summary

The image features two large, thick, black L-shaped brackets. One is positioned in the top-left corner, and the other is in the bottom-right corner. They are oriented towards each other, framing the central text.

# **PUBLIC COMMENTS**

# SUMMARY

- Improved access to park via new trail head on Bouldercrest Road
- Broadens access and use to diverse communities
- Economic growth and employment opportunities
- Safety improvements (cameras and lighting)
- New park amenities (ADA playground, splashpad, pavilion, outdoor classroom)
- Educational opportunities (collaboration with DeKalb County Schools)

**More Land, Better Access, Improved Services**

**[LandExchange@DeKalbcountyga.gov](mailto:LandExchange@DeKalbcountyga.gov)**