

**MINUTES**  
**Board of Director's Meeting**  
**7:30PM Wednesday, February 21, 2007**  
**Emory University North Decatur Building**

**Call to Order, Recognition of Guests** – Jim Morawetz, Vice President, called the meeting to order. Guests in Attendance included: Thea Roeser, Resident; Mike Mandl, Emory University; Bryan Cook, Clifton Community Partnership (“CCP”); David Payne and Jamie Smith, CCP;

**Secretary's Report (approval of minutes)** – No quorum was present so the January minutes will be approved at the March meeting.

**Emory University Presentation** – Mike Mandl presented an update on the Emory Plans: The include:

**Graduate Student Housing project at Sage Hill** – Emory owns a vacant site, a 12-unit condo development and an apartment building on Briarcliff adjacent to Sage Hill Shopping Center. Emory will build, through a third party, a housing project for graduate students. The site is comprised of 9 acres. 4 of these acres will be developed. This will be an increase over the zoned density. The project calls for 170 units. The current zoning is for 18 units per acre and the increase will be 30. Emory is seeking to change zoning and to decrease parking ratio to 1 space per unit. Emory is trying to cut down vehicular traffic. The expected capacity is about 390 students.

**Bookstore on North Oxford Road** – This site is currently a parking lot in front of the “B Jones” building. The store will have frontage on North Oxford Road. It will be open to community. Plans include an adjoining coffee shop, a plaza behind the store overlooking the Baker woods, a parking deck underground where the existing parking lot is and a building over the lot with offices for admissions and career services. This facility will create an interface between visitors and the community. After-hours and weekend the parking will be available to the community. There are currently 100 parking spaces. 300 parking spaces will be removed from Dowman and Theology. The new deck will hold 400 spaces (100 for visitors).

**Mixed -use project on Clifton Road** – Emory is seeking to change the zoning area to PC-3 – a pedestrian community – This will provide housing and a retail environment for faculty and staff, including Emory, The Centers for Disease Control, Children's Health Care of Atlanta and Druid Hills high school. There could be 850 units in these 15 acres of new development. Ideally half would be rental and half purchased. There would be two 10-story buildings with underground parking. The project would be built in two phases. Each phase would take 18 months to complete.

## **Administrative Vice President's Report**

**Burbanck Park Update – Becky** Evans reported that the park has been named Burbanck Park in honor of the Doctors Burbanck who lived on the property. The Dedication will be on Earth Day – April 22<sup>nd</sup>.

**ING Marathon** – Chad Henderson reported ING is having a contest where the neighborhood that shows the most spirit gets a prize. It turns out that only NPU's are eligible. March 25<sup>th</sup> is the date. This is the first annual marathon. ING will present the route at the annual meeting.

**Tour of Homes** – Becky Evans reported that there was a lovely party for the homeowners this past weekend. The Patron's party will be April 18<sup>th</sup>. Would like to move the April board meeting to Tues April 17<sup>th</sup>.

Once again, we are having an Artist's market with an opening reception on April 19<sup>th</sup>.

**Annual Meeting** – The annual meeting will be Feb. 25<sup>th</sup> at Fernbank Museum with registration starting at 1:30.

**Chelsea Heights and Jaeger Proposal** – Cathy Vandenburg reported for Steve Misner. The neighborhood met last night and is raising money for the litigation pending for the 5 properties on Hummingbird lane and completion of the Jaeger study as well as clarification of the scope of the study. We need to determine payment for Jaeger so that we can complete the study.

**Treasurer's Report** – As no quorum was present, the 2007-2008 budget will be presented for approval at the March Board Meeting. Rolf presented the budget anyhow. Rolf has projected the budget based on the last two years. As the Executive Committee did not have a quorum either, the Executive Committee has not vetted the Budget.

**Howard School Sold to APS** – Alida reported that APS has purchased the Howard School. Alida is going to ask APS to make a presentation at the next board meeting.

**Update on Negotiations with AIEV** – Jim Morawetz reported that the Planning Commission deferred the overlay until March 27<sup>th</sup>. The BOC deferred the overlay until March 13<sup>th</sup>. Jeff Rader asked for some financial information from AIEV. They have provided this.

Alyce Riley – Resident of 1474 Oxford Road and DHCA member presented her views. She does not feel that the neighbors immediately affected by the overlay have been adequately represented. The Neighborhood is distressed that DHCA is divided. How would anyone like to look out his or her backyard at a parking garage? The condo and apartment dwellers will be looking down at the neighbors in their backyards. The

new residences will bring additional cars. The DHCA is charged with protecting the neighborhood. We need a clear delineation between the new development and the neighborhood.

**Nomination Committee Report** – Paul Shanor was not in attendance. Joanna Stroud reported the names of the nominees for officer positions:

President:	Bruce MacGregor
1 <sup>st</sup> Vice President:	Jim Morawetz
Administrative Vice President:	Thomas Winn
Communications Vice President:	Open
Treasurer:	Open
Secretary:	Dick Shuey

The meeting was adjourned.

Walter Saunders, Secretary