

Boulevard opposes ACC redistricting

The Boulevard Neighborhood Association has sent a letter to the U.S. Department of Justice expressing opposition to the Georgia State Legislature's proposed changes to the local government of Athens-Clarke County. The legislature's plan calls for a change to the ACC charter that would eliminate the two superdistricts and instead install a 10-district commission.

As mandated by 2010 Census data, ACC had submitted a plan that slightly changed some commission district boundaries while maintaining the current eight-district, two-superdistrict system of local representation. ACC's plan was developed with assistance from an outside consultant with guidance from two separate bipartisan committees as well as public input.

The overwhelming majority of Athens' residents expressed a preference for the superdistrict system. State legislators rejected the ACC plan and instead passed a plan developed by local representative Doug McKillip and Athens attorney Ken Dious. No public input was taken on

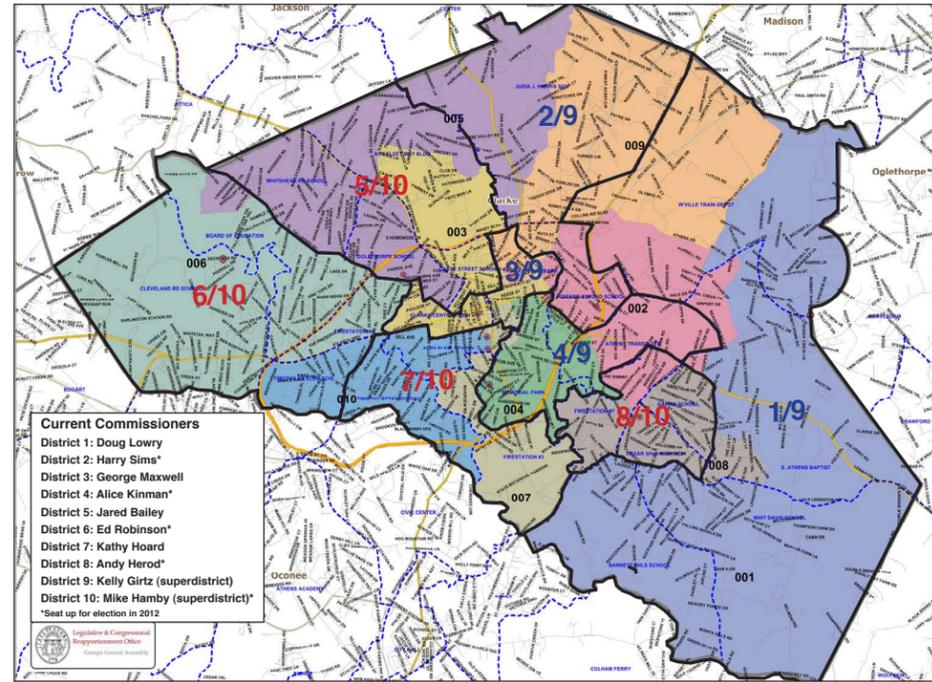
the McKillip plan.

This plan now rests with the U.S. Department of Justice, which will determine if it is in compliance with the Voting Rights Act.

The BNA has joined ACC commissioners in opposing the state's redistricting plan. The BNA opposes the state plan on the grounds that public input was not considered, superdistricts are eliminated thus lessening representation for every ACC citizen, and the new plan splits traditionally African-American neighborhoods into multiple districts while placing Boulevard and Cobbham in a purportedly minority-majority district where the traditionally high voter turnout of our neighborhoods is likely to dilute minority representation.

The U.S. Department of Justice will decide on this matter by May 26 and citizen input is being considered.

Would you like to add your comments? Send your thoughts to: Section5.comments@usdoj.gov – enter “#2012-1699” in the subject line.



Our current ACC Commission districts over the new districts proposed by our legislative delegation. See the color version of this map at our website, historicboulevard.org.

Boulevard Woods update

At an April Athens-Clarke County Commission meeting Mayor Nancy Denson and Commissioner Jared Bailey requested that Leisure Services review BNA's "Boulevard Woods" proposal in a timely manner. Once the review is complete, BNA will determine whether to ask the commission to approve the project. At present, support seems strong on the commission. Stay updated at boulevardwoods.net.

740 Prince

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At a meeting in late February, the steering committee learned that:

- The plans were submitted to “grandfather” the redevelopment under current zoning regulation and that work on the project would likely not start until existing leases lasting another 30 months or so expire;

- The proposal includes demolition of the existing site and structures, and construction of two new medical office buildings with associated parking and landscaping.

- The first building, near the current location of the pharmacy and surgeon's office at the front of the site facing Prince Avenue would be about 30,350 square feet with two floors;

- The second building, about 47,000 square feet two office floors and parking below, would be about 28 feet, which is lower than that of the Taylor Grady House next door;

- While site plans have been accepted by ACC, no architect has been hired to create a design;

- The site plans that were

approved do not propose any connection to Dubose Ave. and most existing trees on the site will be preserved.

Steering Committee members voiced concerns about the scale of the project about light pollution issues and about the design of the buildings, but were overall impressed with the site plan's sensitivity to its residential neighbors. Nichols said he'd be happy to consider suggestions about design, and steering committee members forward to him some suggestions from neighbors.

The Boulevard neighborhood will likely be responding to a number of development plans in the coming months. There's no doubt that some proposals will strike residents as too big or too invasive, but if developers make the effort to reach out to residents as Ed Nichols has done, discussions about development will go much smoother.

By Dan Lorentz

1282 Prince

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current state, includes a three-floor, 164-space parking deck that would back up alongside the back of the building. Parking along Prince Avenue would be removed, and the current plan calls for an entrance onto one level of the parking deck on Prince Avenue, while two other decks would have two separate entrances on Yonah Avenue, a residential street along the back side of the property.

That means residents along Yonah would look into multiple floors of the parking deck from their bedroom windows.

A representative for the developer told those in attendance at the plans review session that while the building would ideally house medical offices, the first floor could be retail space, and the parking lots could be privately managed after hours to provide parking for other nearby businesses. That means the parking deck wouldn't necessarily follow the traditional 9-to-5 hours of a doctor's office.

The project will not require a rezoning, and because it's submitted to the Planning Department long before the recommendations in the Prince Avenue Corridor Study are formally adopted, it's not likely to come up for a Commission vote.

At this point, the plans remain under review to address a few questions from the planning department. The Boulevard Neighborhood Association is in contact with Sumner Property Group to schedule an informational meeting with the neighborhood about the project. For updates on the project, stay connected and express your opinion, become a member of the Boulevard Neighborhood Association.

By Kristen Morales

Prince Avenue Corridor Study

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The Mayor & Commission are scheduled to begin considering implementation strategies during scheduled work sessions in the coming weeks and it will likely be several months or more than a year before any of the study's recommendations become law. In the meantime, plans for two new developments have been submitted to ACC Planning and will not be subject to corridor study recommendations (740 and 1282 Prince).

Plans for redevelopment of 740 Prince Avenue at Milledge Avenue include demolition of three single-story medical office buildings to be replaced with three two-story medical office buildings of similar footprint. Plans for the property at 1282 and 1294 Prince Avenue include a four-story medical office building with basement and adjacent three-level parking deck. On April 5, several members of the BNA steering committee and commissioner Jared Bailey attended the initial plans review with Planning Department staff and a representative of the developer.

No architectural renderings nor timelines for construction for either of these projects have been presented. The plans are essentially “placeholders,” intended to secure development details. They comply with codes that could likely change in the event that the Prince Avenue Corridor Study recommendations are implemented.

See the Prince Avenue Corridor Study at athensclarkecounty.com/DocumentCenter/Home/View/3994

By Melissa Link

Buena Vista Heights update

We expect the Planning Department to bring the Buena Vista Heights local historic district nomination to the Athens-Clarke County Commission in July, pending funding from the Planning Department to notify residents and homeowners about the meeting. There will be legal ads and notices sent to each home, so residents and others who have been watching what's going on with preserving this historic neighborhood can be well informed.

To see a map of the proposed local historic district, visit historicboulevard.org. To join the discussion or for more information, find the neighborhood on Facebook by searching “Buena Vista Neighborhood.”

Support our local businesses who are BNA members!

- Athens Land Trust, 685 N. Pope St.
- Avid Bookshop, 493 Prince Ave.
- Carson Plumbing, Inc., 259 Wynburn Ave.
- Certa Pro Painters, 645 Oglethorpe Ave.
- The Grit, 199 Prince Ave.
- Heirloom Cafe and Fresh Market, 815 N. Chase St.
- reBlossom, Mama and Baby Shop, 2041 W. Broad St.
- Sunshine Cleaners, 754 N. Chase St.
- Ted's Most Best, 254 W. Washington St.
- The Total Training Center, 750 N. Chase St.
- Tom Ellis Construction, tomellisconstruction.com
- Urban Sanctuary Spa, 810 N. Chase St.
- West End Baptist Church, 890 Boulevard
- Little Kings, 223 W. Hancock St.

News from Chase Street School

The Race for Chase took place March 24, and thanks to volunteers and a few local businesses, racers and guests had a great time and were well fed afterward. The annual event benefits the Chase Street Elementary PTO.

In addition to BNA members who helped run the food table for runners after the race, we also would like to thank Bell's, Jittery Joe's, Ike & Jane, and 1,000 Faces Coffee for their support of this great event.

The school year is winding down; the last day is May 16. Thanks to all our kids for their hard work, and extra special thanks to our teachers for their love and dedication.

SPECIAL REDEVELOPMENT EDITION



NEWSLETTER

BOULEVARD NEIGHBORHOOD ASSOCIATION

Spring/Summer 2012

Athens, Georgia, USA

But first, we party...

Join us from 2 to 4 p.m. on Sunday, May 20, for a neighborhood party! We'll be gathering at Ted's Most Best, 254 W. Washington St. If you haven't been to downtown's newest pizza place (and tried the bacon and egg pizza!) now is your chance. Hope to see you there!

- **Neighborhood party**
- **When:** 2-4 p.m. May 20
- **Where:** Ted's Most Best, 254 W. Washington St.



Why be a BNA member? Because we throw good parties!

Remember, our neighborhood party is 2-4 p.m. May 20 at Ted's Most Best!

Harrumph!
Why should I drop \$10 on a membership?

Paying \$5 or \$10 a year is a great way to be involved in your neighborhood, support your community and have a voice in what's going on. Plus, members of the Boulevard Neighborhood Association have voting privileges for issues surrounding our neighborhood.

Membership dues pay for:

- Newsletters, post cards for events; mailing costs
- Supplies for our events
- Donations on behalf of the neighborhood, including
- acknowledgements for deceased residents
- Historic preservation efforts
- Neighborhood membership in NNI and Federation of Neighborhoods

Boulevard Neighborhood Association Membership Form



Fees:

- \$10 Household, one year
- \$5 Student household, one year
- \$25 Household, three years
- \$20 Commercial, one year

Name _____ Email _____

Name _____ Email _____

Address _____ Apt # _____

Telephone _____

Please make check payable to **Boulevard Neighborhood Association** and mail to:

Jane Travis
150 Cohen Street
Athens, Georgia 30601

Note: Your personal information is for the exclusive use of communicating BNA membership news and events. Your information will not be shared with or sold to third parties.

The Boulevard Neighborhood Newsletter is edited and designed by Kristen Morales

Recession? What recession?

Even though national and state economies are still sluggish, interest in new developments on Prince Avenue is coming fast and furious. Here's a quick review of major redevelopment projects and plans already in the pipeline.

■ 740 Prince Avenue

In January, Athens-Clarke County planning staff reviewed and approved site plans for a medical complex at 740 Prince Ave. These plans, submitted by Nichols Land & Investment Co., are likely to be just the beginning of a burst of proposed medical services developments along the Prince Avenue corridor.

If other developers follow the example of Ed Nichols, the lead developer behind the 740 Prince Ave. project, neighborhood residents and developers will be able to work together without needless suspicion and frustration.

Nichols pro-actively offered to make a presentation on his plans for the nearly 4-acre 740 Prince Ave. site to the Boulevard Neighborhood Association's Steering Committee.

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■ 1282 Prince Avenue

Just before the Athens-Clarke Commission voted to accept the Prince Avenue Corridor Study (see story at right), plans were submitted to the city for a four-story medical office building on the site of the former Allen's restaurant on Prince Avenue.

Plans for the 42,000-square-foot building, located at 1282 and 1294 Prince Ave., are the same as ones submitted four years ago. Although during a later plans review session, a representative for the property owner and developer — William Slaughter and Don Sumner, respectively — noted that the current plans will most likely be changed to reflect a new architect working with the project.

The proposed development, in its

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■ Prince Avenue Corridor Study

The Athens-Clarke County Mayor and Commission accepted the Prince Avenue Corridor Study at their April 3 monthly meeting. This 78-page document is the result of approximately three years of comprehensive analysis by the ACC Planning Department as well as input from Athens citizens. The study takes account of demographics, development form, land use, protection of resources, transportation, parking, right-of-way design, lighting and signage, stormwater management along Prince Avenue from downtown to the Loop and offers implementation strategies for zoning and design regulations along this corridor.

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